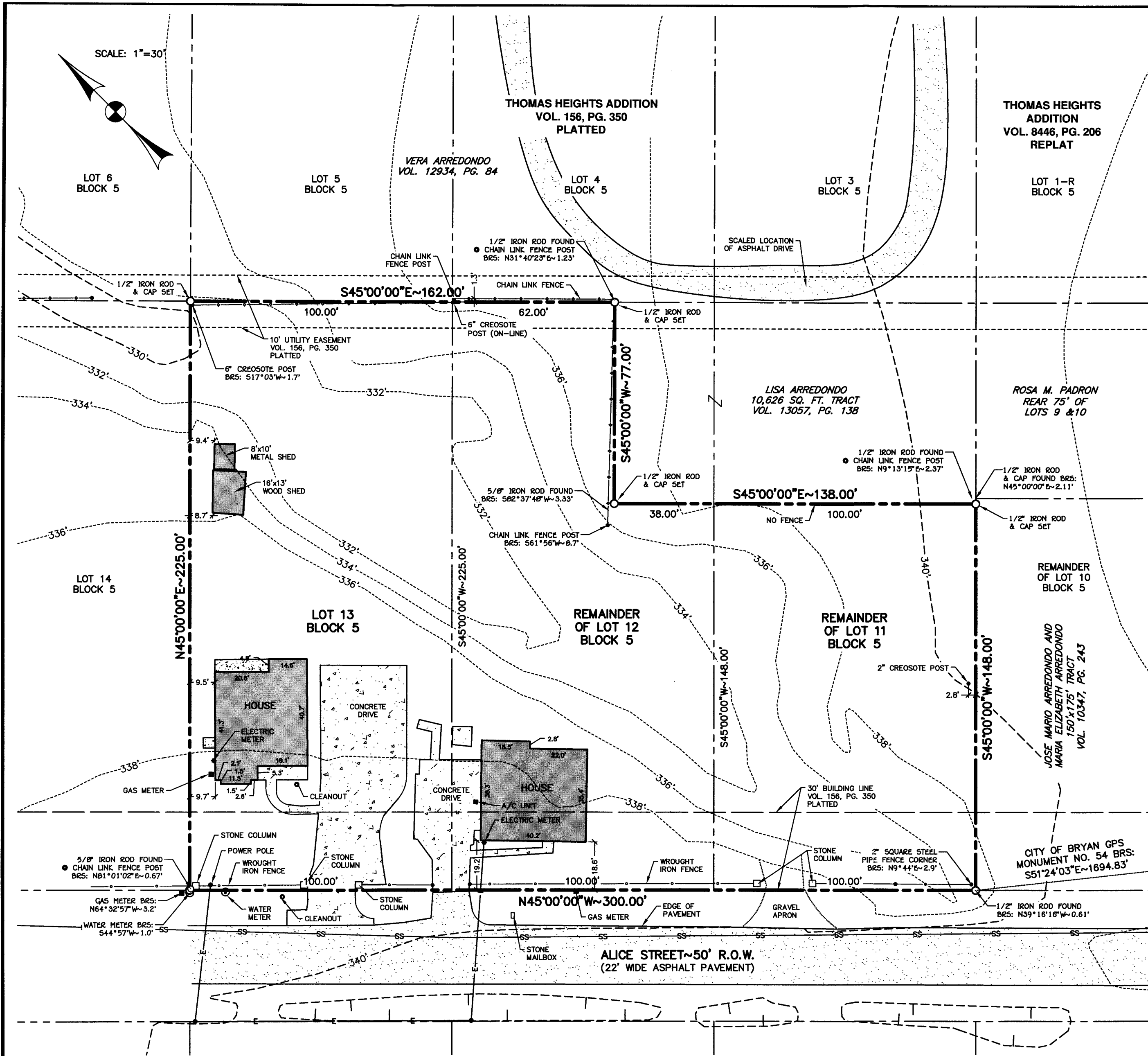


\\neen-bos-proj\projects\data\BCS\Proj_2016\ED548400_THOMAS HEIGHTS ADDITION - REPLAT LOTS 11-13\cadd\Plotting\Replat.dwg - 8/9/2016 4:17:35 PM



ORIGINAL PLAT

VOL. 156, PG. 350

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, EVELIA GOMEZ, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6771, Page 87, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

EVELIA GOMEZ, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared EVELIA GOMEZ, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

City Planner, City of Bryan, Texas.

City Engineer, Bryan, Texas

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF ALICE STREET ACCORDING TO THE PLAT OF THOMAS ADDITION RECORDED IN VOL. 156, PG. 350 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 45°W.
2. CURRENT TITLE APPEARS VESTED IN EVELIA GOMEZ BY VIRTUE OF DEED RECORDED IN VOL. 6771, PG. 87 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: JULY 7, 2014.
4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT-500)
FRONT SETBACK: 25'
SIDE SETBACK: 7.5'
REAR SETBACK: 7.5'
6. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

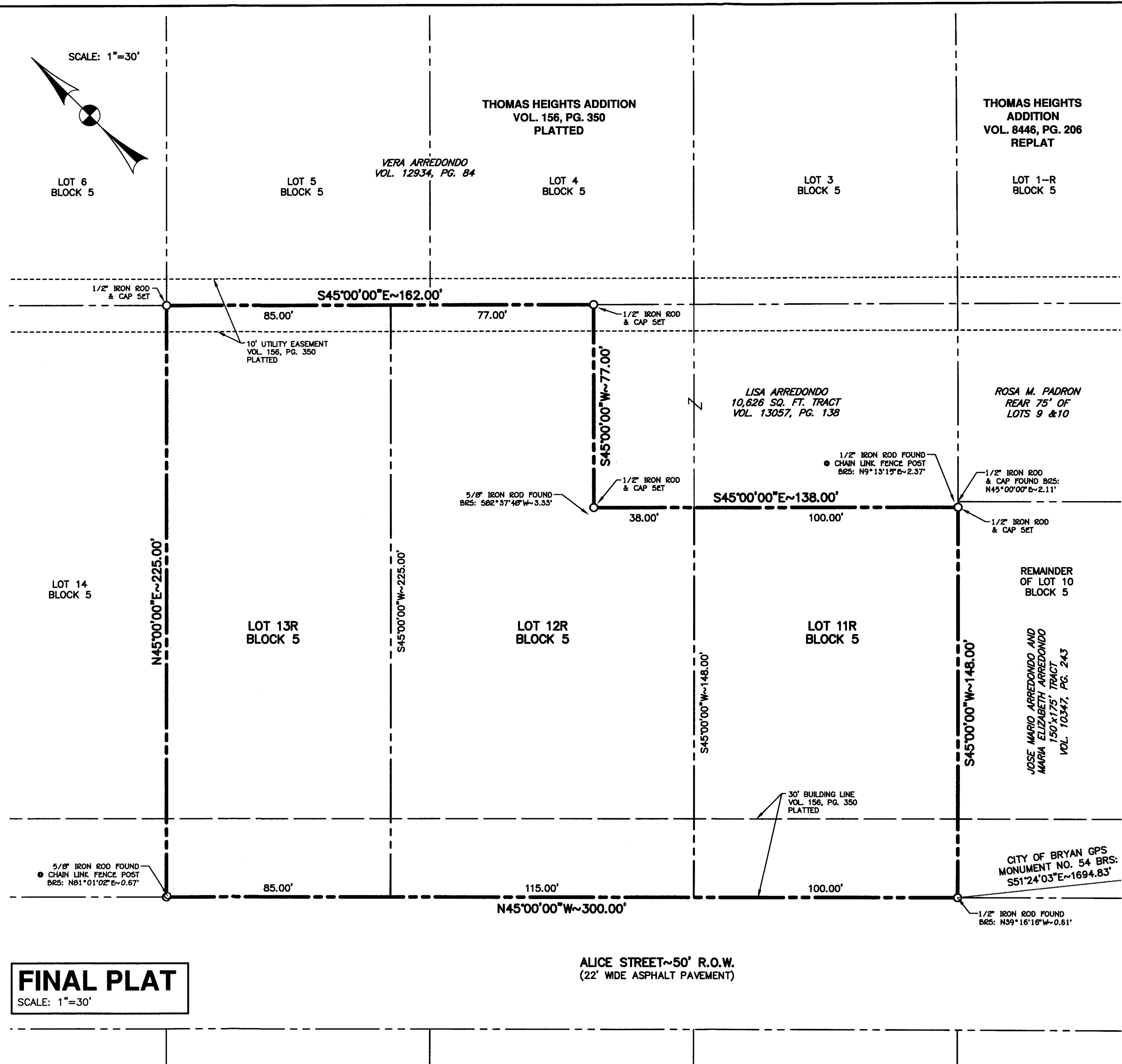
CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

S. M. Kling, R.P.L.S. No. 2003

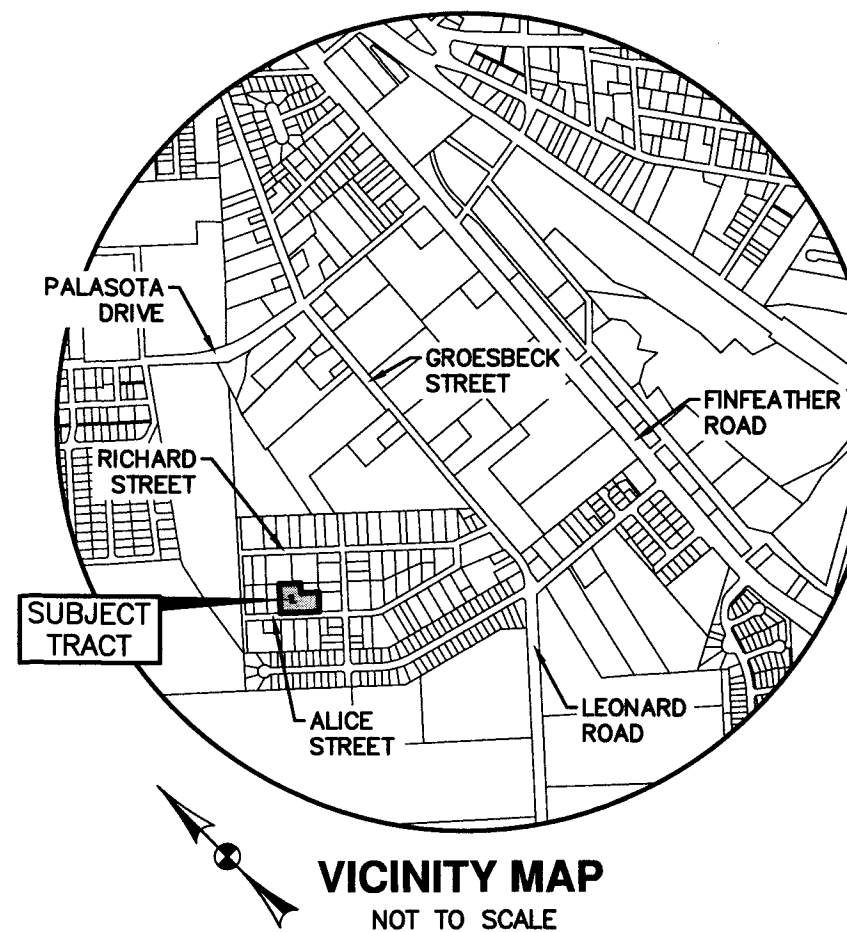


FINAL PLAT

SCALE: 1"=30'

LEGEND

SANITARY SEWER MANHOLE	⊗
SANITARY SEWER LINE	—S—
WATER LINE	—W—
OVERHEAD ELECT. LINE	—E—
POWER POLE	•
LIGHT POLE	*



VICINITY MAP
NOT TO SCALE

FINAL PLAT OF LOTS 11R, 12R & 13R, BLOCK 5 THOMAS HEIGHTS ADDITION BEING A REPLAT OF PART OF LOTS 11 & 12 AND ALL OF LOT 13, BLOCK 5 THOMAS HEIGHTS ADDITION

1.31 ACRES

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
EVELIA GOMEZ
1007 ALICE STREET
BRYAN, TEXAS 77803

SCALE: 1"=30' AUGUST, 2016

CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX (979)848-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

CEC